MINUTES OF WATERFORD POINT MEETING HELD ON 11/21/06

Board Members Present:Stan Mikulski (President), Vincent Catania (Vice President), Ron Miller (Governor), Ernie Smith, (Treasurer) Alex Rios (Governor) and Marge Kilroy (Governor). Manager Tom Long also attended this meeting.

Board Members Absent: Jan Van Schaik (Secretary) Attendees: 12 Unit Owners

After an open session for questions and discussion, the meeting was called to order at 7:35 A.M. by Stan Mikulski. Marge Kilroy (Acting Secretary) read the Minutes of the October 17th meeting which had been prepared by Jan Van Schaik. There were no corrections, additions or deletions. Marge Kilroy made a motion to accept the Minutes as read ; it was seconded by Ron Miller and was so passed.

Balance Sheet dated October 31, 2006 submitted by Campbell Management - Read by Ernie Smith.

Total Cash	$ 112,611.54 (YTD)
Total Reserves	$ 157,699.00
Total Revenue	$ 600,143.94 (YTD - Actual)
Total Expenses	$ 630,446.36 (YTD - Actual)
Net Deficit	$ (30,302.42) (YTD- Actual)

Purchasers/Lessees - There was one lessee, Louise Roy, for Unit 1008. Ron Miller had interviewed her; Tom Long had conducted the screening process. Motion was made by Marge Kilroy to approve the rental from 10/06 to 09/97. Ron Miller seconded the motion.

Property Improvement Committee

Landscaping - Ron Miller stated that our contract with the Landscaper (Tri-R) includes 100 cubic yards of mulch. This mulch will be added to the front of the building and pool area. (The Board has been very satisfied with the new landscaping company).

Pool area - Monies for replacement of existing umbrellas will be included in the 2007 budget.

UPS and FEDEX Notices Vince Catania mentioned that the notices stuck on the front entrance doors are very unsightly. Discussion took place as to whether or not a key should be given to the UPS and/or FED Suggestion was made from the floor by Unit Owner Todd Troutman that an additional code can be given to the delivery persons. This would enable them to enter the lobby without a key and/or being buzzed in by the Manager. Notices could be put on the mailboxes in the mail room rather than on the lobby doors. Manager Tom Long will follow up on this code.

Docks- Lights, electricity and water have been installed and/or updated. Nearly full approval has been received by the State for additional docks. Additional drawings were requested which have been submitted. The "Waiting" Dock List will be purified after full approvals have been received from the State.

Holiday Party Committee is being formed. Party is scheduled for Sunday 12/10 at 5 P.M. Contact Jane Fehner or Jan Van Schaik if you are interested in helping out. After a Committee meeting, information will be posted. At the party food will be provided. Attendees will be requested to BYOB but ice and soft drinks will be available.

Budget Committee - Open meeting to discuss proposed 2007 budget was held on November 15th. In attendances were two unit owners as well as four board members - Stan Mikulski, Vince Catania, Ron Miller, Jan Van Schaik and Ernie Smith. fine

Next Meeting will be held on Tuesday, 12/19. This will be a Budget Meeting as well as a Board Meeting. Budgets will be mailed out to all unit owners in about a week. That mailing will also include information about the four Board positions that will be coming open. Information will also be posted on the Website.

Adjournment of Meeting: 8 P.M. Motion made by Vinnie Catania and seconded by Ron Miller.

Respectfully submitted by

Marge Kilroy, Acting Secretary.